



FACT SHEET

Brownfield Cleanup Program

**Former United States Dredging
Shipyard Site
Site #: C224043
Brooklyn, NY**

March 2006

Remedial Action to Address Brownfield Site Contamination to Begin

Construction is about to begin at the former United States Dredging Shipyard Site located at One Beard Street in Brooklyn, Kings County, New York ("Site") under New York's Brownfield Cleanup Program (BCP). See map for the location of the Site. One Beard Street, LLC, a wholly owned subsidiary of IKEA Property, Inc. (the "Volunteer") is the current owner of the property, and will soon begin remedial activities to address contamination at the Site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application to participate in the BCP submitted by IKEA Property, Inc. and/or such other affiliate thereof that executes the Brownfield Cleanup Agreement. The application proposes that the Site will be used for commercial and industrial purposes.

Background

The Site is approximately 48 acres. It is located in an area that is zoned M1-1 light manufacturing. As set forth in the Volunteer's initial fact sheet, shipyards and related ship maintenance and repair operations have occupied the Site from the 1860s to the present. Historically, shipyards have utilized a variety of hazardous materials, including petroleum products, solvents, polychlorinated biphenyls, and heavy metals (used in marine paints) such as mercury, arsenic, lead, and copper. Public records indicate that the following four hazardous waste generators carried on shipyard operations at the Site: (i) the United States Navy; (ii) Stevens Technical Services; (iii) New York Shipyard; and (iv) Royal Marine Tank Cleaning. Phase II environmental investigations were conducted at the Site to further examine conditions identified in an earlier Phase I Study. The Phase II Study included sampling and analysis of soil, groundwater, sediment, waste stockpiles, drainage structures, building materials, substations, soil gas and ducts, and excavation of certain suspected former tank locations. In addition, supplemental subsurface investigation work was performed to follow up on the results of the Phase II Study and to generate additional data required for the design of remedial measures, and is discussed in a Supplemental Subsurface Investigation Report dated September, 2003. These reports and other documents are available for public review at the local document repository identified below.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

The Application to the BCP was submitted on or about March 30, 2004, and was determined to be complete by the Department on July 6, 2004. A Brownfield Cleanup Agreement was executed on January 11, 2005. A Remedial Work Plan was submitted to NYSDEC in December 2004. The Remedial Work Plan was subject to a 45-day public comment period from December 24, 2004 through February 7, 2005. A public meeting was held on January 11, 2005 and NYSDEC responded to concerns raised during the meeting. During the comment period, a number of written comments were submitted to and reviewed by NYSDEC. These commenters were added to the contact list and will receive this and future fact sheets. The Remedial Work Plan was revised to require offsite disposal of dredged sediment and use of crushed concrete and brick resulting from demolition activities under the cap rather than in the dry dock. It was also revised to provide for the placement of clean fill in the dry dock. In addition, the element of the remedy pertaining to the excavation of identified "hot spots" (i.e., locations where soil is relatively more contaminated than other areas of the site) has been further defined with respect to the location of such hot spots and the criteria for expanding the excavation based on confirmatory endpoint sampling and analysis. Other aspects of the Remedial Work Plan were revised and/or clarified in the final version. After NYSDEC thoroughly considered all the comments that were submitted, the Remedial Work Plan was approved by NYSDEC on March 31, 2006. A copy of the approved Remedial Work Plan has been placed in the document repository.

Highlights of the Upcoming Site Remedial Activities

Prior to commencement of the remedial activities covered by the Remedial Work Plan, building demolition will have commenced at the Site, along with incidental interior removal activities, in accordance with applicable federal, state and local regulatory requirements.

The remedial activities have several goals:

- 1) remediate contamination at the Site to a level that is fully protective of public health and the environment, and
- 2) account for the intended or reasonably anticipated future use of the Site.

"Remedial activities" and *"remediation"* refer to all necessary actions to address any known or suspected contamination associated with the Site.

The upcoming remedial action at the Site, which is more thoroughly described in the Remedial Work Plan, will include the following tasks, which are to be completed according to the approximate schedule or time frame as noted. A number of the following tasks will be completed concurrently:

- Contamination hot spots will be remediated by excavating the contaminated soil as necessary to achieve Site Cleanup Objectives and disposing of it at a permitted off-site treatment/disposal facility (6 weeks);
- Waste stockpiles will be removed for proper off-site disposal (3 weeks);
- Remediation and closure of sub grade drainage structures, pits, manholes, and miscellaneous structures (6 months);
- Filling and sealing of existing monitoring wells (2 weeks);

- Groundwater/Soil-Vapor Monitoring Well Abandonment (2 weeks);
- Dredging and off-site disposal of marine sediments followed by replacement with clean fill. (2 months).

In addition to these activities, the Volunteer will conduct the following additional tasks during the construction of the remedy at the Site:

- All areas to be landscaped will be excavated, with replacement of removed soil with offsite clean fill;
- Clean fill material will be imported and graded across the entire Site to raise the grades to create a barrier from existing fill and prevent future exposure;
- Construction activities will be performed in accordance with a site specific health and safety plan to minimize exposure of construction workers to potentially hazardous materials, including exposure to emissions of vapors from the Site;
- Dust suppression measures will be utilized during all activities that require existing fill at the Site to be disturbed;
- All earth-moving construction activities will be monitored pursuant to the community air monitoring plan, to ensure no off-site air impacts;
- Excavated soil will be field screened and sampled for laboratory analysis where necessary; and
- Sedimentation and erosion control measures will be implemented.

Upon completion of the remedial activities set forth in the Remedial Work Plan, institutional and engineering controls will be implemented to assure the long-term protection of public health and the environment. Such controls will include an environmental easement under the Brownfield Cleanup Program allowing only commercial and industrial development at the Site. Institutional controls will be supplemented with engineering controls to assure the continued viability of the cap and any methane mitigation system. The engineering controls will include implementation of a Site Management Plan that the Volunteer will follow in maintaining and monitoring the condition of the cap and vapor recovery system.

Next Steps

The Volunteer is expected to begin remedial activities covered by the Remedial Work Plan at the Site on or about April 13, 2006. Such remedial activities are anticipated to take approximately fifteen months and will be overseen by NYSDEC and the New York State Department of Health (NYSDOH). The Volunteer will provide a weekly status update to NYSDEC via email up to and during remedial activities at the Site. Within 90 days of completing remedial activities, the Volunteer shall submit to NYSDEC a Remedial Action Report (RAR). The RAR will describe the remedial activities completed and certify that remediation requirements have been achieved or will be achieved.

When NYSDEC is satisfied that remediation requirements have been achieved or will be achieved for the Site, it will approve the RAR. NYSDEC then will issue a Certificate of Completion to the Volunteer. Upon issuance of a Certificate of Completion, the Volunteer:

- has no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing remedial activities and to partially offset the costs of redevelopment of the Site.

A fact sheet will be sent to the Site contact list that describes the content of the RAR. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the Site in relation to the issuance of the Certificate of Completion.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include, among other things, the Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Brooklyn Public Library
Red Hook Branch
7 Wolcott Street
Brooklyn, NY 11231
(718) 935-0203

The Volunteer has agreed to place community air monitoring results in the document repository on a weekly basis. Other documents will be placed in the document repository from time to time, as required under the BCP.

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Michael MacCabe, P.E.,
Project Manager
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7016
(518) 402-9775
mdmaccab@gw.dec.state.ny.us

Health Related Questions

Nathan Walz
New York State Department of Health
Bureau of Environmental Exposure Investigation
Flanigan Square
547 River Street (Room 300)
Troy, NY 12180-2216
(518) 402-7860
nmw02@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have him or her contact the NYSDEC project manager above. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.